

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022)

City of Newton
Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST			
	X	PRE-PROPOSAL	PROPOSAL

(For staff use)
date rec'd:

Drafted Nov 2021

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact:

Lara Kritzer, Community Preservation Program Manager
 City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
lkritzer@newtonma.gov 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Newton Community Farm- Farmhouse Rehabilitation and Restoration			
Project LOCATION	Full street address (with zip code), or other precise location. 303 Nahanton Street, Newton MA 02459			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Paul Holt	paul@newtoncommunityfarm.org	617-775-4790	303 Nahanton St Newton, MA 02459
Other Contacts	Michael Goldman Josh Morris	megoldman@comcast.net jmorse@newtonma.gov	617-796-1120	City of Newton Planning Dept 1000 Commonwealth Ave Newton, MA 02459
Project FUNDING	A. CPA funds requested: \$ 88,554	B. Other funds to be used: \$10,000	C. Total project cost (A+B): \$98,554	

Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.
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Overview

Newton Community Farm (NCF) is requesting CPA funds to rehabilitate and restore parts of the farmhouse on the City of Newton's Angino Farm. Our proposal requests funding for four key projects, listed as follows:

- #1 Remediate excessive water and moisture situation; includes three sub-projects
- #2 Upgrade electrical systems
- #3 Replace kitchen ceiling
- #4 Replace hot water heater

NCF intends to contribute to this project by absorbing the costs for site preparations (i.e. clear basement of obstructions), accommodations for the Farmer and his family as-needed during construction, and the staff time to coordinate the project.

Please see **Attachment #1** for more information about each project.

Background

This structure dates back to the mid-1800s or earlier. Although the house was modified in the 20th century to include some more modern features, it still required extensive work to renovate it after the City purchased it in 2005 to make it more livable for the farmer and his family. The farmhouse must be occupied by farm personnel or a watchperson per Newton Community Farm's license agreement with the City of Newton. Unfortunately, the 2005 renovation did not address all the outstanding issues with the house and several of those issues now require near-term attention to ensure the house is habitable. Also, there are other projects that are emerging as components of the house reach the end of their useful lives. NCF is requesting funds for those emerging projects that require attention in the next few years and will defer consideration for projects outside that timeframe until a later date.

Clean Energy Initiatives

In addition to rehabilitating these issues in the house, these projects also show NCF's shift to more environmentally-sustainable practices. We are pushing to electrify our heating system in line with the City of Newton's energy priorities. For example, NCF and the City have recently been notified of a grant award from Massachusetts Department of Agricultural Resources to install solar panels and a storage system on the barn to provide 99% of the agricultural electric use. (Total system cost is \$61,000.)

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Project TITLE	Newton Community Farm- Farmhouse Rehabilitation and Restoration	
USE of CPA FUNDS	HISTORIC RESOURCES	
	acquire	

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022)

(To be completed by CPC staff.)	create	not allowed
	preserve	X
	rehabilitate/ restore	

COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p>
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- **Historic Landscape Plan p.31** - There is only one remaining Farm in Newton, Angino Farm, now owned by the City
- **Open Space and Rec Plan 2020-2027 p. 135 Ecological Connectivity** -We offer programs that connect people with farming and gardening. See NCF’s cover letter for more information about the extent of community involvement in our programs and participation.
- **Capital Improvement Plan FY2022-2026 p10- Addressing climate Change**-we are making the home more environmentally-sustainable with these improvements.

COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.
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Name & title or organization	Email	Phone	Mailing address
Adrian Bishop NCF Volunteer	ajlbishop@gmail.com	857-636-0330	69 Kaposia Street Auburndale, MA 02466
Josh Morse City of Newton Commissioner of Public Buildings	jmorse@newtonma.gov	617-796-1120	City of Newton Planning Dept 1000 Commonwealth Ave Newton, MA 02459
Michael Goldman, Chairperson Newton Community Farm Commission	egoldman@comcast.net	617-527-1936	14 Saxon Terrace Newton, MA 02461

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022)

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE **Newton Community Farm- Farmhouse Rehabilitation and Restoration**

SUMMARY CAPITAL/DEVELOPMENT BUDGET

Uses of Funds (see Attachments #1 and #2 for more info on project descriptions)

Project 1a - Water Intrusion: basement drain and pump		\$ 7,400
Project 1b - Moisture Remediation - HVAC System		\$ 35,000
Project 1c - Moisture Remediation - Basement Dehumidifier		\$ 4,270
Project 2 - Electrical Systems Upgrades		\$ 15,050
Project 3 - Kitchen Ceiling Replacement		\$ 9,700
Project 4 - Hot Water Heater Replacement		\$ 5,250
Construction Contingency (10%; per City of Newton, reasonable % for this stage of the process)		\$ 7,667
Professional Services Costs (project oversight		\$ 4,217
Site Preparation		\$ 5,000
NCF Staff Time		\$ 5,000
D. TOTAL USES (should equal C. on page 1 and E. below)		\$ 98,554
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$ 88,554
NCF Funding	Confirmed	\$ 10,000 (could be more)

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022)

Sub-Total	\$ 98,554
Other	\$0
E. TOTAL SOURCES (should equal C. on page 1 and D. above)	\$ 98,554

SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)

Uses of Funds	
See Attachment #3 for operating costs from 2019 - 2021 (actuals 2019, 2020; budget 2021)	\${amount}
	\${amount}
	\${amount}
	\${amount}
F. TOTAL ANNUAL COST (should equal G. below)	\${amount}
Sources of Funds	
See Attachment #3 for operating revenues from 2019 - 2021 (actuals 2019, 2020; budget 2021)	}
	\${
G. TOTAL ANNUAL FUNDING (should equal F. above)	}\${

Project TIMELINE	Phase or Task	Season & Year
Get final quotes		Winter 2021

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Start projects (Will need to work around schedules of the farmhouse occupants as well as availability of contractors. Will also need to work around farm operations during the growing season.)	Spring 2022
Projects finished	Spring 2023

NCF - FARMHOUSE PROJECTS - CPA FUNDING REQUEST (CYs 2021-2022)

Project TITLE	Newton Community Farm- Farmhouse Rehabilitation and Restoration	
Check off submitted attachments here.		
REQUIRED	PHOTOS	See attached photos
	MAP	See attached photos.
Pre-proposals: Separate attachments not required, just use page 3 of form	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds	
Full proposals: separate, detailed budget attachments REQUIRED	Development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
	Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
	Non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
	Purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
Pre-proposals: Recommended Full proposals: REQUIRED.	HISTORIC SIGNIFICANCE	For all historic resources projects, see separate instructions for 3 attachments analyzing historic significance and significant features, and showing how project meets national preservation standards
REQUIRED for all full proposals	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT	
	For sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
	For project manager: relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition	CAPITAL IMPROVEMENT PLAN	Current listing/ranking & risk factors for this project. N/A There is no funding in the City of Newton’s CIP for rehabilitation of structures on the historic Angino Farm.

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	<p>COVER LETTER</p>	<p>From head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management.</p> <p>Attached.</p>
ZONING & PERMITTING		
<p>Brief property history: at least the last 30 years of ownership & use (ask CPC staff for assistance with sources)</p>		
<p>Environmental mitigation plans (if applicable): incl. lead paint, asbestos, underground tanks</p>		
<p>Zoning relief and permits required: incl. parking waivers, demolition or building permits, comprehensive permit or special permit</p>		
<p>Other approvals required: Newton Conservation Commission, Newton Historical Commission, Farm Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.</p>		
DESIGN & CONSTRUCTION		
<p>Professional design & cost estimates: include site plan, floor plans & elevations</p>		
<p>Materials & finishes; highlight “green” or sustainable features & materials</p>		
<p>OPTIONAL for all proposals</p>	<p>LETTERS of SUPPORT</p>	<p>See attached letter from Josh Morse, City of Newton, Building Commissioner.</p>